



Flat 3, 104 Dragon Parade, Harrogate, North Yorkshire, HG1 5DQ

£155,000

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A well-presented top-floor flat in a town-centre location This smartly presented two-bedroom top-floor flat forms part of a traditional Victorian property and enjoys a highly convenient town-centre location, just moments from excellent amenities, transport links, and the open green spaces of the 200-acre Stray.

The flat is accessed via a communal entrance and staircase, with its own private entry at first- floor level leading up to a central hallway. The accommodation is bright and tastefully appointed, featuring a spacious living room, separate kitchen with fire escape / outdoor sitting space, two well-proportioned bedrooms and a contemporary bathroom.

The property offers an ideal opportunity for first-time buyers, investors, or those seeking a low-maintenance central Harrogate home.





ENTRANCE HALL

Private staircase from the first floor leads to a central hallway.

LIVING ROOM

A bright and tastefully decorated reception room.

KITCHEN

Fitted with modern shaker-style units and door opening to a fire escape balcony providing a pleasant outdoor seating area.

BEDROOMS

Two well-proportioned bedrooms.

BATHROOM

Fully tiled and fitted with a contemporary white suite including over-bath shower.

OUTSIDE SPACE

A fire escape accessed from the kitchen provides space for outdoor seating.

KEY FEATURES

- 2 Bedrooms
- Town-centre Location
- Well-presented throughout
- Train Station – 6 Minutes' Walk
- Supermarket – 4 Minutes' Walk

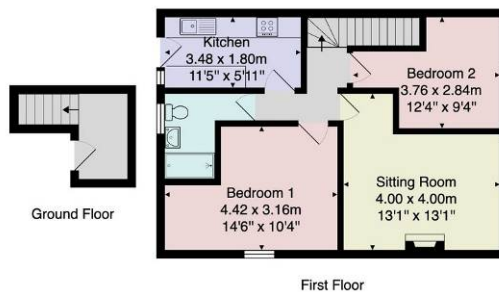
OUTSIDE

On-street residents' parking permits are available via the local council.

TENURE

Leasehold – 960 years remaining.

Council Tax Band - A



Total Area: 55.1 m² ... 593 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		